Local Market Update – 2nd Quarter

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Overall, Q2 2025 shows that the housing market across Northwest Ohio's counties remains resilient and active, with rising prices, more listings, and growing total volumes. Lucas & Upper Wood counties continue to lead in volume, Hancock & Wyandot saw the highest median price growth, and the Western Counties posted notable gains in listing activity and home values. These trends suggest a competitive market with continued upward momentum in home values across the region.

Single Family Homes

Lucas & Upper Wood Counties	1st Quarter		
Key Metrics	**2024**	**2025**	**% Change**
New Listings	1,437	**1,482**	3.1%
Closed Sales	1,152	**1,061**	-7.9%
Days on Market	65	**68**	4.6%
SP$/SqFt	$113.00	**$127.00**	12.4%
Median Sales Price	$162,000	**$175,000**	8.0%
Average Sales Price	$190,293	**$223,343**	17.4%
Percent of List Price Received	99%	**100%**	1.0%
Total Volume	$219,082,951	**$239,966,538**	9.5%

Hancock & Wyandot Counties	1st Quarter		
Key Metrics	**2024**	**2025**	**% Change**
New Listings	179	**212**	18.4%
Closed Sales	153	**160**	4.6%
Days on Market	89	**89**	0.0%
SP$/SqFt	$127.00	**$140.00**	10.2%
Median Sales Price	$200,000	**$225,450**	12.7%
Average Sales Price	$222,358	**$262,437**	18.0%
Percent of List Price Received	97%	**97%**	0.0%
Total Volume	$34,020,738	**$41,989,936**	23.4%

Western Counties	1st Quarter		
Key Metrics	**2024**	**2025**	**% Change**
New Listings	321	**382**	19.0%
Closed Sales	231	**273**	18.2%
Days on Market	73	**73**	0.0%
SP$/SqFt	$114.00	**$126.00**	10.5%
Median Sales Price	$165,000	**$180,000**	9.1%
Average Sales Price	$188,004	**$199,902**	6.3%
Percent of List Price Received	98%	**99%**	---
Total Volume	$43,428,851	**$54,573,164**	0.0%

Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

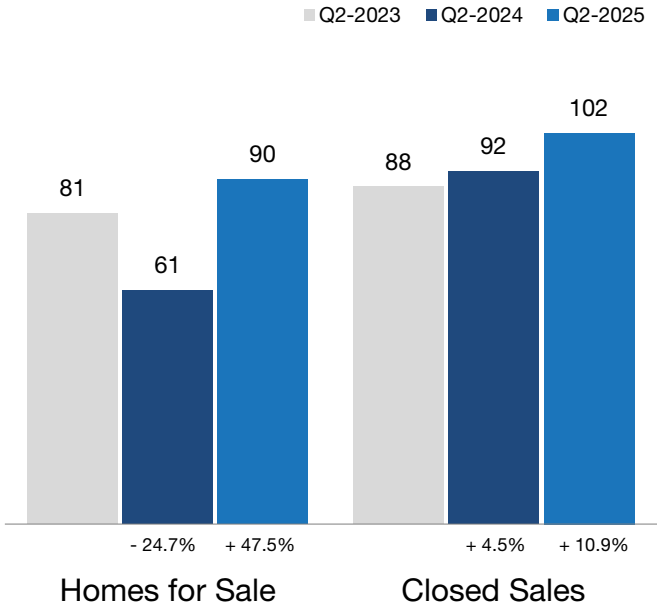
Marketwatch Report

Q2-2025

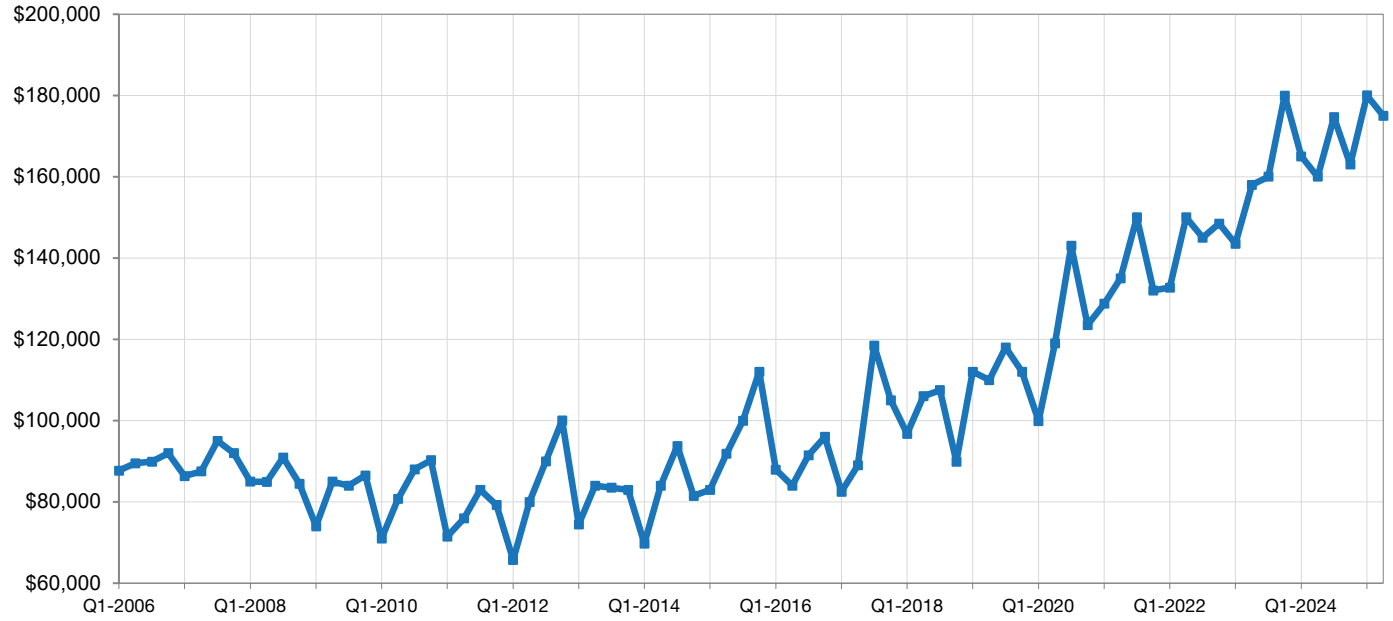
Defiance County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$175,000	+ 9.4%
Average Sales Price	$187,437	+ 2.8%
Pct. of Orig. Price Rec'd.	96.2%	- 1.0%
Homes for Sale	90	+ 47.5%
Closed Sales	102	+ 10.9%
Months Supply	3.0	+ 48.0%
Days on Market	66	- 8.5%

Market Activity



Historical Median Sales Price for Defiance County



Marketwatch Report

Q2-2025

Defiance County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43506	$186,000	+ 28.4%	94.8%	- 4.8%	76	+ 20.6%	52	- 5.5%
43512	$175,000	+ 3.6%	96.7%	- 2.4%	60	- 14.8%	79	+ 29.5%
43517	$181,500	+ 17.9%	96.6%	- 0.8%	101	+ 35.7%	8	- 27.3%
43526	$176,000	+ 25.7%	95.2%	- 0.9%	80	+ 4.4%	17	- 29.2%
43527	$120,000	- 9.8%	97.7%	- 0.2%	57	+ 8.9%	8	+ 60.0%
43536	$0	--	0.0%	--	0	--	0	--
43548	$219,450	+ 59.6%	100.7%	+ 1.6%	137	+ 213.8%	2	0.0%
43549	$194,950	+ 82.4%	88.4%	+ 15.0%	109	+ 119.9%	6	+ 100.0%
43556	$119,350	+ 3.8%	97.0%	+ 7.6%	99	+ 28.8%	4	+ 33.3%
45821	$425,000	+ 63.5%	85.4%	- 4.8%	98	+ 113.0%	2	+ 100.0%

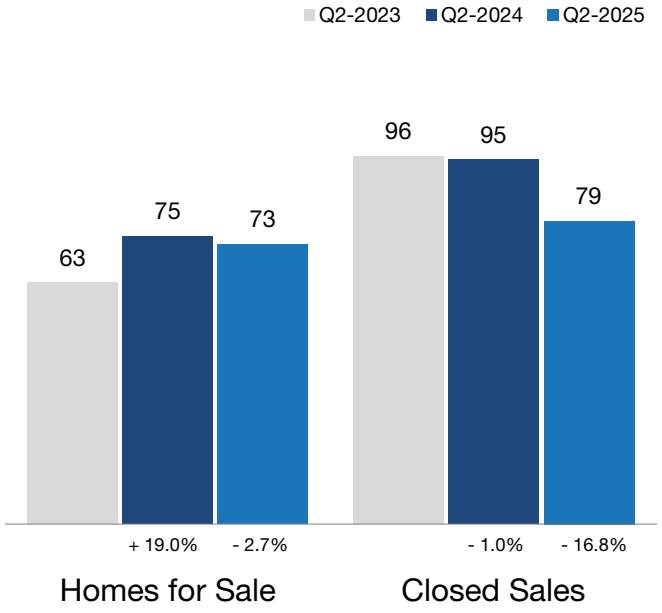
Marketwatch Report

Q2-2025

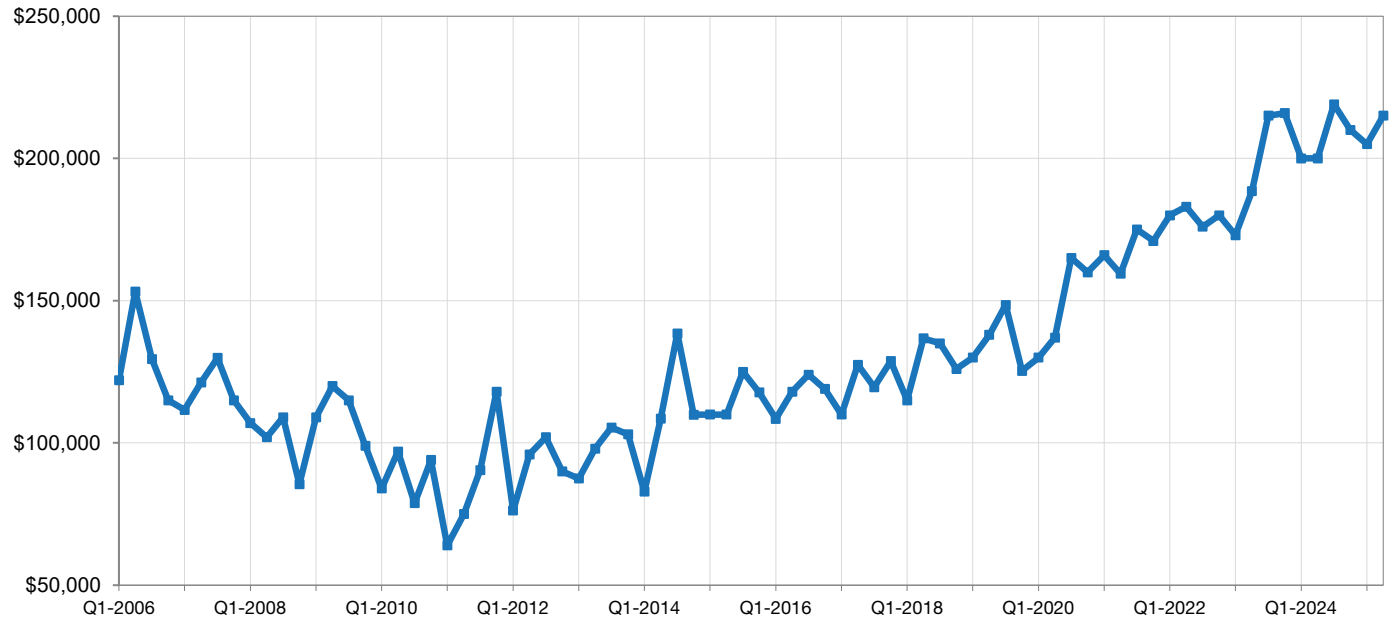
Fulton County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$215,000	+ 7.5%
Average Sales Price	$254,150	+ 12.4%
Pct. of Orig. Price Rec'd.	98.1%	+ 0.2%
Homes for Sale	73	- 2.7%
Closed Sales	79	- 16.8%
Months Supply	2.7	+ 0.0%
Days on Market	63	+ 6.8%

Market Activity



Historical Median Sales Price for Fulton County



Marketwatch Report

Q2-2025

Fulton County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43502	$254,744	+ 32.0%	98.4%	- 0.3%	62	+ 3.2%	9	- 50.0%
43504	$255,800	+ 86.0%	111.0%	+ 16.7%	70	+ 47.4%	3	+ 50.0%
43515	$173,893	- 19.1%	98.7%	- 0.1%	60	+ 37.8%	16	- 5.9%
43521	$154,000	+ 18.5%	100.7%	+ 11.2%	97	+ 54.7%	4	- 42.9%
43532	$296,250	+ 59.3%	91.7%	- 11.3%	80	+ 85.8%	8	+ 14.3%
43533	$257,500	+ 28.8%	96.7%	+ 4.0%	35	- 50.7%	2	- 60.0%
43540	$71,500	- 72.0%	119.2%	+ 16.6%	45	+ 22.4%	1	- 75.0%
43557	$157,250	+ 31.6%	95.0%	- 8.0%	93	+ 87.7%	10	+ 150.0%
43558	$360,000	+ 25.2%	97.8%	- 0.8%	55	+ 13.1%	18	- 5.3%
43567	$215,000	+ 12.7%	97.3%	- 1.1%	62	- 18.8%	33	+ 22.2%
43570	$182,500	+ 31.8%	100.4%	+ 6.4%	63	+ 5.5%	7	+ 40.0%

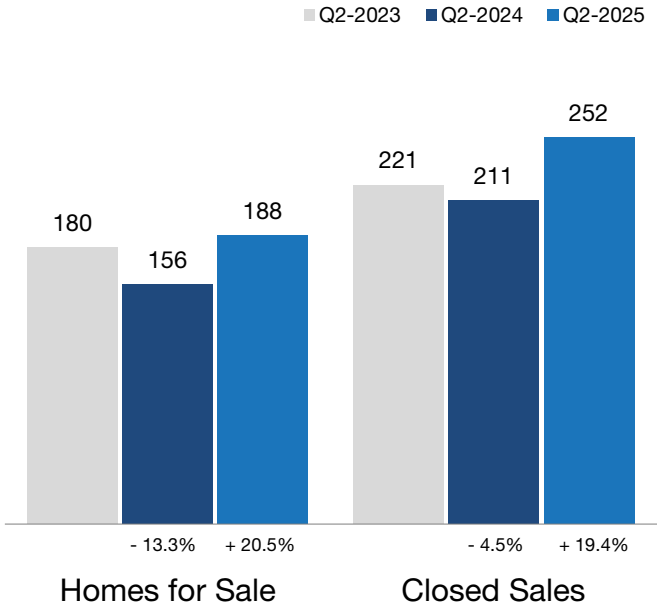
Marketwatch Report

Q2-2025

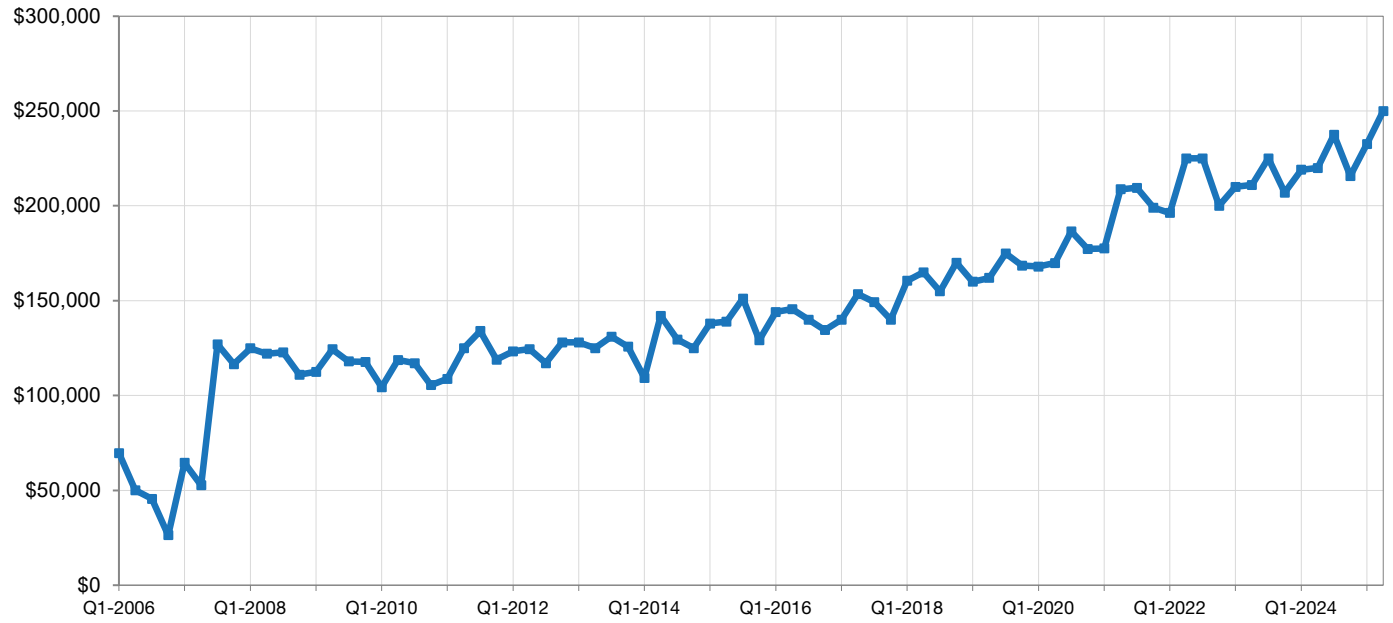
Hancock County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$250,000	+ 13.7%
Average Sales Price	$279,224	+ 4.7%
Pct. of Orig. Price Rec'd.	97.3%	- 1.5%
Homes for Sale	188	+ 20.5%
Closed Sales	252	+ 19.4%
Months Supply	2.8	+ 12.5%
Days on Market	77	+ 34.3%

Market Activity



Historical Median Sales Price for Hancock County



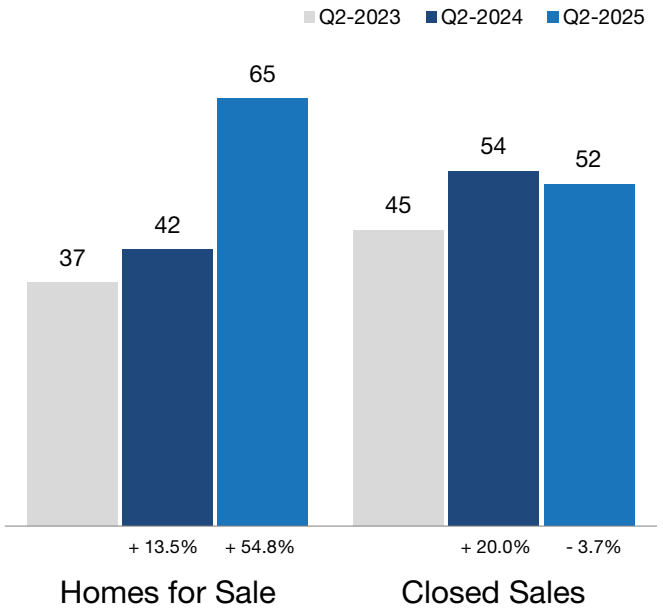
Marketwatch Report

Q2-2025

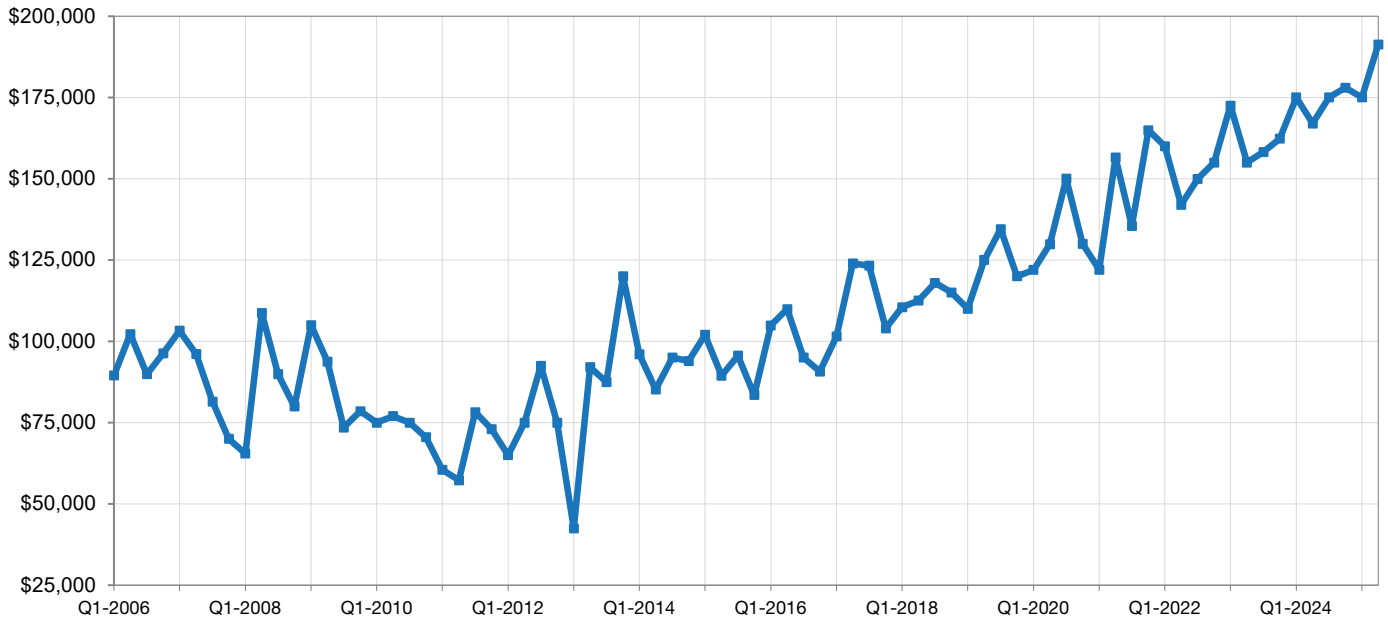
Henry County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$191,305	+ 14.6%
Average Sales Price	$204,364	+ 20.6%
Pct. of Orig. Price Rec'd.	96.2%	- 4.9%
Homes for Sale	65	+ 54.8%
Closed Sales	52	- 3.7%
Months Supply	3.8	+ 49.5%
Days on Market	69	+ 14.3%

Market Activity



Historical Median Sales Price for Henry County



Marketwatch Report

Q2-2025

Henry County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43502	$254,744	+ 32.0%	98.4%	- 0.3%	62	+ 3.2%	9	- 50.0%
43511	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
43516	$173,950	+ 15.2%	102.1%	+ 2.7%	64	- 22.4%	2	- 66.7%
43522	$256,000	+ 13.8%	97.5%	- 2.5%	50	- 5.7%	11	+ 22.2%
43524	$244,700	+ 98.5%	92.3%	- 12.8%	61	+ 94.7%	1	- 66.7%
43527	$120,000	- 9.8%	97.7%	- 0.2%	57	+ 8.9%	8	+ 60.0%
43532	$296,250	+ 59.3%	91.7%	- 11.3%	80	+ 85.8%	8	+ 14.3%
43534	$97,500	- 55.1%	101.4%	+ 0.1%	43	0.0%	2	- 33.3%
43545	$195,200	+ 8.4%	97.6%	- 2.0%	68	- 1.1%	27	+ 8.0%
43545	$195,200	+ 8.4%	97.6%	- 2.0%	68	- 1.1%	27	+ 8.0%
43548	$219,450	+ 59.6%	100.7%	+ 1.6%	137	+ 213.8%	2	0.0%
43557	$157,250	+ 31.6%	95.0%	- 8.0%	93	+ 87.7%	10	+ 150.0%
45856	$188,750	+ 11.0%	98.1%	+ 3.8%	81	+ 20.2%	6	+ 100.0%

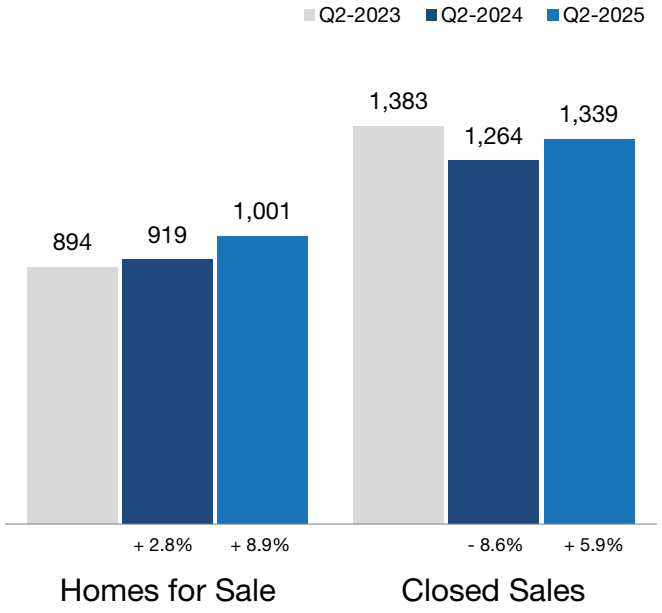
Marketwatch Report

Q2-2025

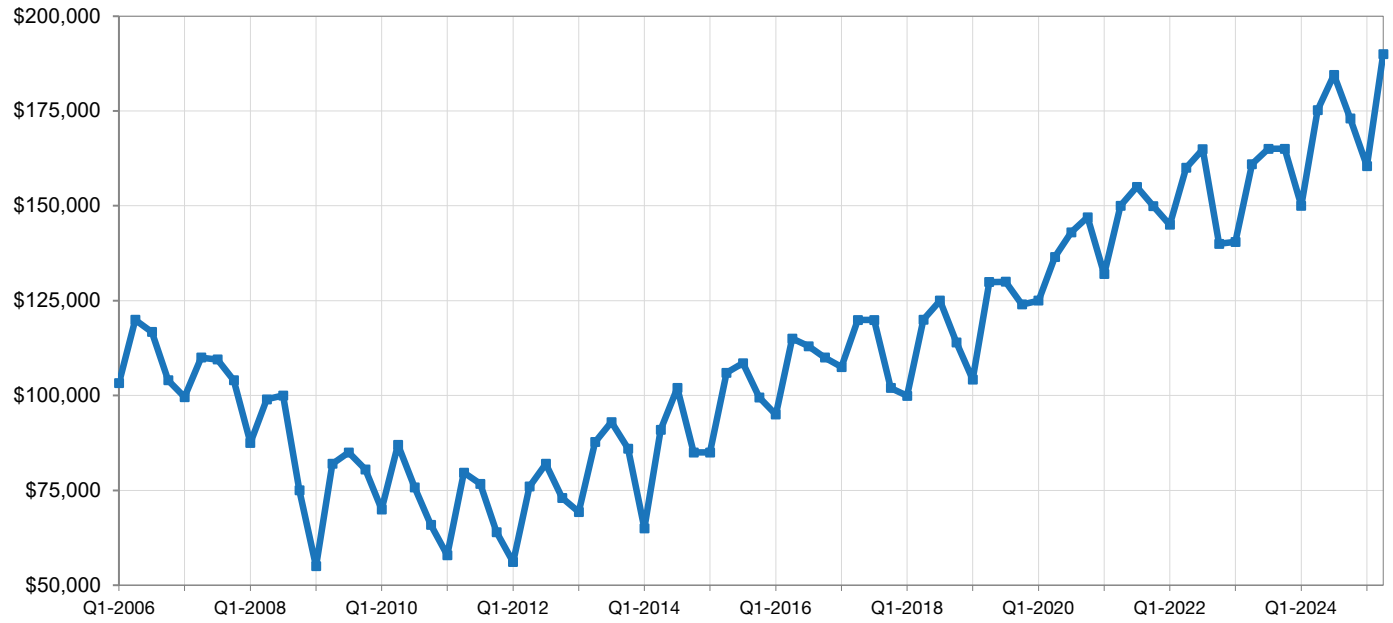
Lucas County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$190,000	+ 8.4%
Average Sales Price	$223,633	+ 4.6%
Pct. of Orig. Price Rec'd.	99.8%	- 1.5%
Homes for Sale	1,001	+ 8.9%
Closed Sales	1,339	+ 5.9%
Months Supply	2.5	+ 5.9%
Days on Market	56	+ 6.2%

Market Activity



Historical Median Sales Price for Lucas County



Lucas County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43412	$209,900	- 27.9%	97.5%	- 1.1%	61	- 19.5%	7	+ 40.0%
43445	$157,000	+ 428.6%	98.6%	+ 32.8%	41	- 1.2%	2	+ 100.0%
43504	$255,800	+ 86.0%	111.0%	+ 16.7%	70	+ 47.4%	3	+ 50.0%
43522	$256,000	+ 13.8%	97.5%	- 2.5%	50	- 5.7%	11	+ 22.2%
43528	$375,000	+ 34.0%	99.9%	+ 0.1%	59	- 7.0%	42	+ 10.5%
43532	$296,250	+ 59.3%	91.7%	- 11.3%	80	+ 85.8%	8	+ 14.3%
43537	$285,000	- 1.7%	100.5%	+ 0.4%	55	- 3.6%	127	+ 8.5%
43542	$455,000	+ 6.2%	97.6%	+ 0.1%	121	- 14.4%	16	+ 33.3%
43558	$360,000	+ 25.2%	97.8%	- 0.8%	55	+ 13.1%	18	- 5.3%
43560	$333,000	- 0.6%	98.8%	- 2.7%	61	+ 22.5%	111	- 8.3%
43566	$379,900	+ 24.6%	98.7%	- 1.1%	86	+ 41.4%	38	+ 52.0%
43571	$389,900	- 14.2%	98.6%	+ 1.0%	57	- 4.1%	17	+ 21.4%
43601	$0	--	0.0%	--	0	--	0	--
43604	$75,000	+ 40.5%	86.4%	- 9.3%	70	- 5.2%	12	+ 20.0%
43605	$68,000	+ 18.3%	96.2%	+ 1.8%	56	+ 0.2%	64	0.0%
43606	$232,500	+ 5.7%	100.8%	- 2.0%	49	+ 14.0%	62	- 24.4%
43607	$95,000	- 10.5%	93.9%	- 3.5%	68	+ 10.7%	42	- 12.5%
43608	$52,500	- 5.4%	94.2%	+ 6.0%	51	- 22.2%	55	+ 61.8%
43609	$69,500	0.0%	96.6%	+ 2.8%	60	- 10.8%	65	+ 35.4%
43610	$67,500	+ 27.5%	94.2%	- 12.9%	48	- 18.0%	14	+ 133.3%
43611	$160,000	+ 5.6%	99.5%	- 2.4%	59	+ 16.9%	62	- 12.7%
43612	$124,450	+ 3.7%	104.0%	- 0.3%	54	+ 7.6%	92	- 10.7%
43613	$163,000	+ 3.5%	102.6%	- 2.8%	55	+ 13.5%	102	- 27.1%
43614	$200,500	- 8.9%	103.5%	+ 0.5%	43	+ 0.2%	120	+ 30.4%
43615	$208,500	+ 22.6%	99.8%	- 3.6%	48	- 7.6%	113	+ 2.7%
43616	$268,000	+ 3.1%	100.9%	- 0.1%	64	+ 31.1%	66	+ 78.4%
43617	$343,000	+ 21.4%	100.7%	- 3.2%	44	- 15.6%	21	- 12.5%
43620	$41,049	- 56.3%	109.5%	+ 2.9%	42	+ 12.5%	8	- 27.3%
43623	$205,750	+ 14.3%	100.2%	- 4.9%	54	+ 44.6%	76	+ 85.4%

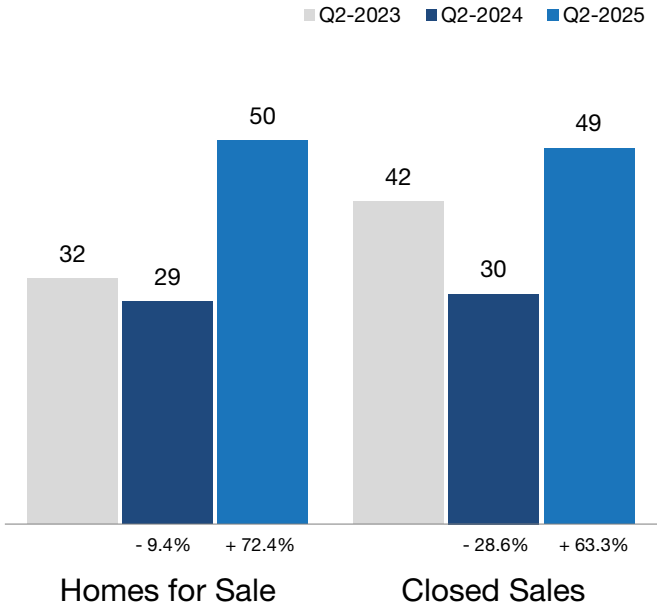
Marketwatch Report

Q2-2025

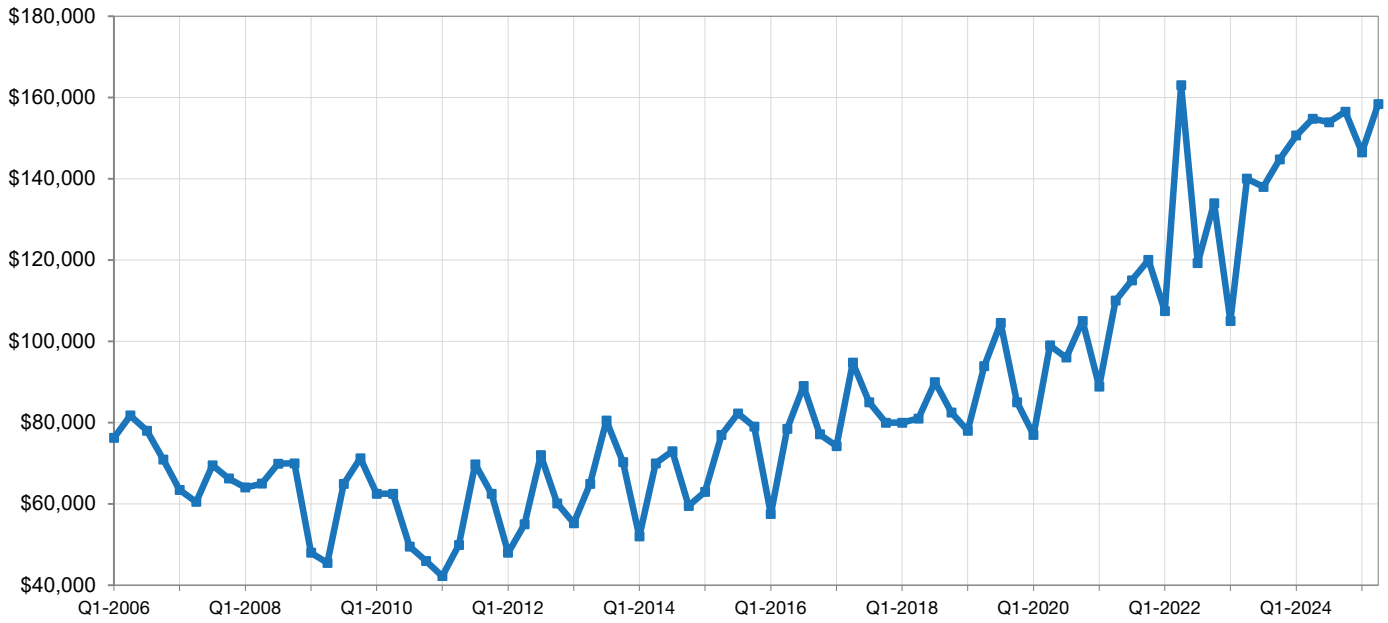
Paulding County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$158,400	+ 2.4%
Average Sales Price	$180,429	+ 4.5%
Pct. of Orig. Price Rec'd.	95.7%	- 2.0%
Homes for Sale	50	+ 72.4%
Closed Sales	49	+ 63.3%
Months Supply	4.4	+ 39.7%
Days on Market	88	+ 13.1%

Market Activity



Historical Median Sales Price for Paulding County



Paulding County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43512	$175,000	+ 3.6%	96.7%	- 2.4%	60	- 14.8%	79	+ 29.5%
43526	$176,000	+ 25.7%	95.2%	- 0.9%	80	+ 4.4%	17	- 29.2%
45813	$185,000	+ 22.7%	95.5%	- 12.1%	66	- 23.3%	5	+ 25.0%
45821	$425,000	+ 63.5%	85.4%	- 4.8%	98	+ 113.0%	2	+ 100.0%
45827	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45849	$0	--	0.0%	--	0	--	0	--
45851	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45873	$159,000	+ 1.0%	89.9%	- 8.4%	69	+ 27.3%	4	+ 100.0%
45879	$158,400	+ 5.6%	99.0%	+ 2.1%	86	+ 31.2%	21	+ 23.5%
45880	$145,450	- 55.0%	93.8%	- 4.0%	105	- 5.3%	12	+ 200.0%
45886	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%

Marketwatch Report

Q2-2025

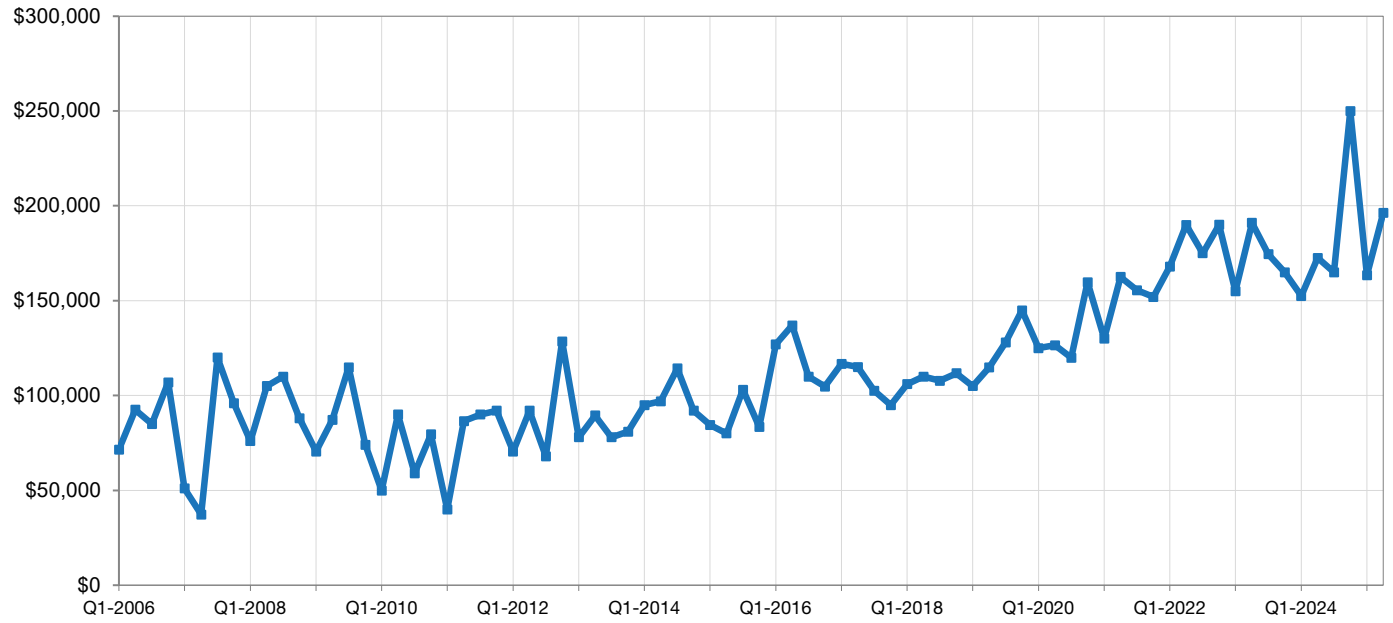
Putnam County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$196,250	+ 13.8%
Average Sales Price	$201,903	+ 6.9%
Pct. of Orig. Price Rec'd.	95.8%	- 0.2%
Homes for Sale	33	+ 22.2%
Closed Sales	32	+ 14.3%
Months Supply	3.8	+ 1.1%
Days on Market	87	+ 36.0%

Market Activity



Historical Median Sales Price for Putnam County



Marketwatch Report

Q2-2025

Putnam County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43516	$173,950	+ 15.2%	102.1%	+ 2.7%	64	- 22.4%	2	- 66.7%
43548	$219,450	+ 59.6%	100.7%	+ 1.6%	137	+ 213.8%	2	0.0%
45827	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
45830	$267,500	+ 64.1%	97.7%	- 2.6%	107	+ 53.2%	6	- 25.0%
45831	$185,000	+ 9.8%	98.6%	+ 18.5%	87	+ 97.0%	3	+ 50.0%
45833	$0	--	0.0%	--	0	--	0	--
45844	$71,500	--	94.2%	--	53	--	3	--
45849	$0	--	0.0%	--	0	--	0	--
45856	$188,750	+ 11.0%	98.1%	+ 3.8%	81	+ 20.2%	6	+ 100.0%
45858	$250,000	+ 62.3%	102.5%	+ 2.9%	110	+ 64.2%	3	- 40.0%
45868	$0	--	0.0%	--	0	--	0	--
45875	$159,750	- 0.9%	92.7%	- 4.8%	97	+ 35.9%	10	- 9.1%
45877	$221,000	+ 9.4%	100.0%	+ 2.4%	54	+ 7.7%	2	- 33.3%

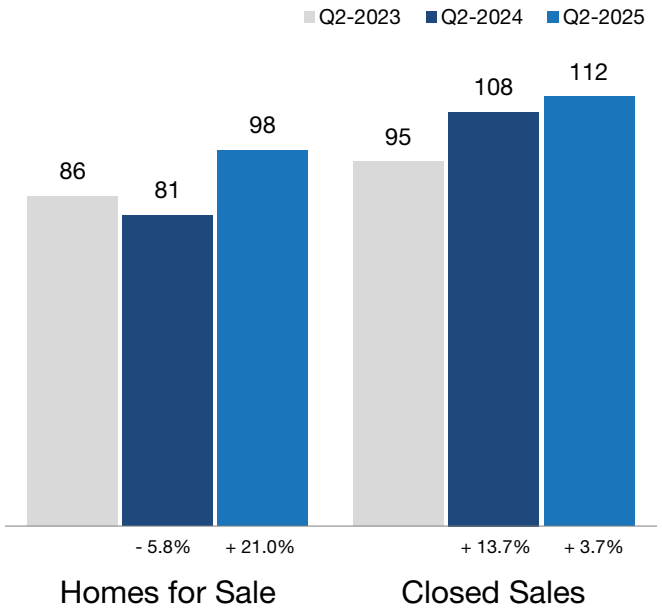
Marketwatch Report

Q2-2025

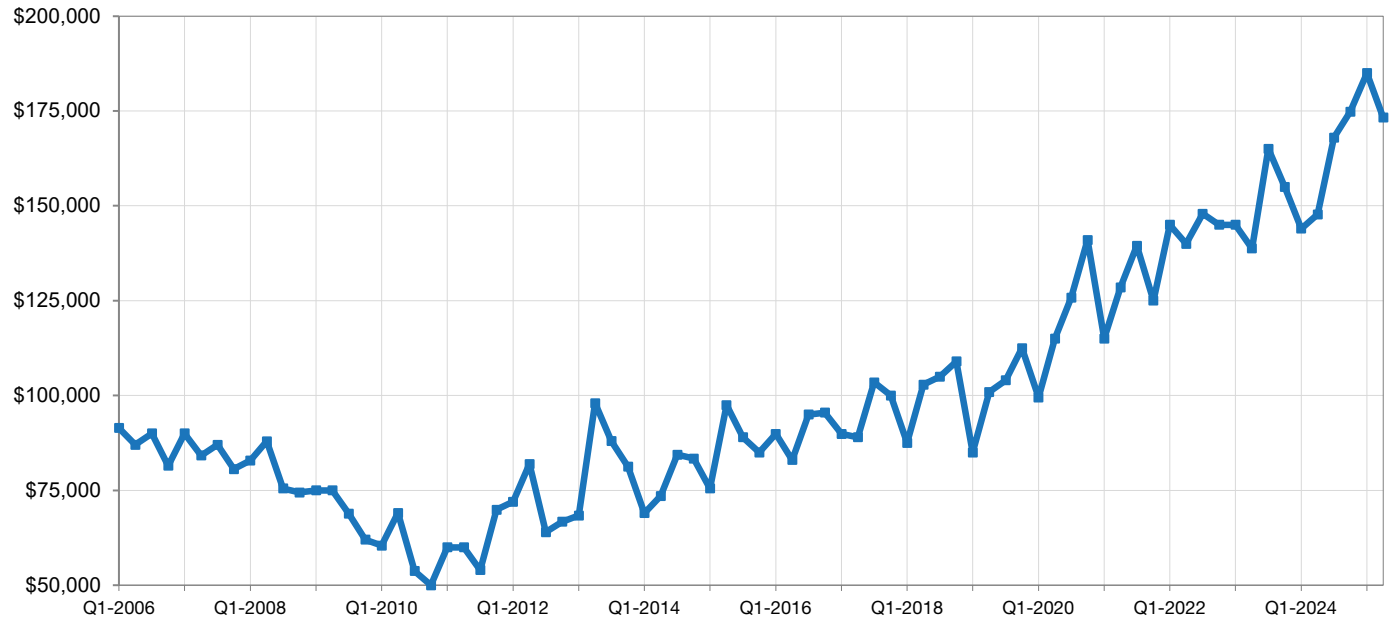
Williams County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$173,250	+ 17.3%
Average Sales Price	$185,071	+ 11.5%
Pct. of Orig. Price Rec'd.	95.1%	- 3.2%
Homes for Sale	98	+ 21.0%
Closed Sales	112	+ 3.7%
Months Supply	2.9	+ 20.7%
Days on Market	79	+ 28.2%

Market Activity



Historical Median Sales Price for Williams County



Williams County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43501	$0	--	0.0%	--	0	--	0	--
43506	$186,000	+ 28.4%	94.8%	- 4.8%	76	+ 20.6%	52	- 5.5%
43517	$181,500	+ 17.9%	96.6%	- 0.8%	101	+ 35.7%	8	- 27.3%
43518	$170,450	+ 8.2%	90.8%	- 4.1%	90	- 4.0%	4	- 50.0%
43521	$154,000	+ 18.5%	100.7%	+ 11.2%	97	+ 54.7%	4	- 42.9%
43543	$149,000	+ 6.4%	94.1%	- 2.3%	77	+ 52.0%	28	+ 21.7%
43554	$180,000	- 23.2%	99.9%	+ 2.0%	71	+ 54.3%	3	- 25.0%
43557	$157,250	+ 31.6%	95.0%	- 8.0%	93	+ 87.7%	10	+ 150.0%
43570	$182,500	+ 31.8%	100.4%	+ 6.4%	63	+ 5.5%	7	+ 40.0%

Marketwatch Report

Q2-2025

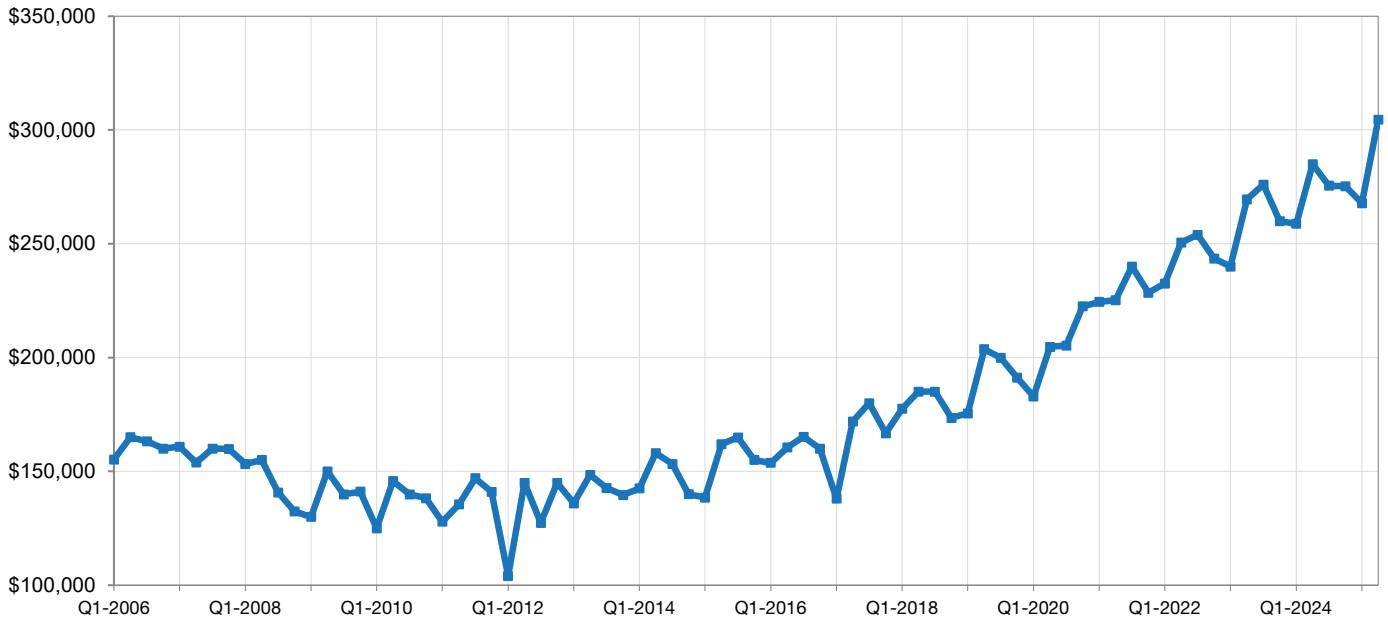
Wood County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$304,500	+ 6.8%
Average Sales Price	$347,398	+ 9.0%
Pct. of Orig. Price Rec'd.	99.6%	- 1.5%
Homes for Sale	286	+ 11.3%
Closed Sales	373	+ 19.9%
Months Supply	2.8	+ 5.0%
Days on Market	69	+ 17.4%

Market Activity



Historical Median Sales Price for Wood County



Wood County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43402	$287,500	+ 7.1%	101.5%	+ 0.2%	56	+ 13.7%	65	+ 12.1%
43406	$114,000	- 14.6%	100.2%	+ 4.4%	50	- 35.8%	6	0.0%
43413	$250,000	+ 96.9%	90.9%	- 14.8%	95	+ 126.2%	1	0.0%
43430	$230,000	+ 35.3%	98.4%	- 2.2%	50	- 16.4%	9	- 18.2%
43443	$196,055	- 26.3%	91.6%	- 5.1%	68	+ 8.4%	2	- 50.0%
43447	$250,000	- 13.8%	94.0%	- 8.1%	90	+ 45.1%	4	- 20.0%
43450	$220,000	- 37.1%	102.7%	+ 2.0%	39	+ 4.6%	7	0.0%
43451	$167,450	--	100.0%	--	65	--	2	--
43457	$119,600	- 14.7%	94.7%	+ 0.8%	67	+ 22.9%	6	+ 200.0%
43460	$248,000	+ 9.3%	97.3%	- 6.4%	66	+ 86.5%	20	0.0%
43462	$196,000	- 37.2%	100.5%	+ 1.5%	40	- 33.5%	3	0.0%
43465	$290,000	+ 27.5%	96.3%	- 3.8%	45	+ 19.0%	9	- 10.0%
43466	$132,500	- 43.6%	82.4%	- 13.1%	43	- 44.4%	3	0.0%
43551	$380,250	+ 2.4%	99.2%	- 1.6%	76	+ 10.8%	185	+ 39.1%

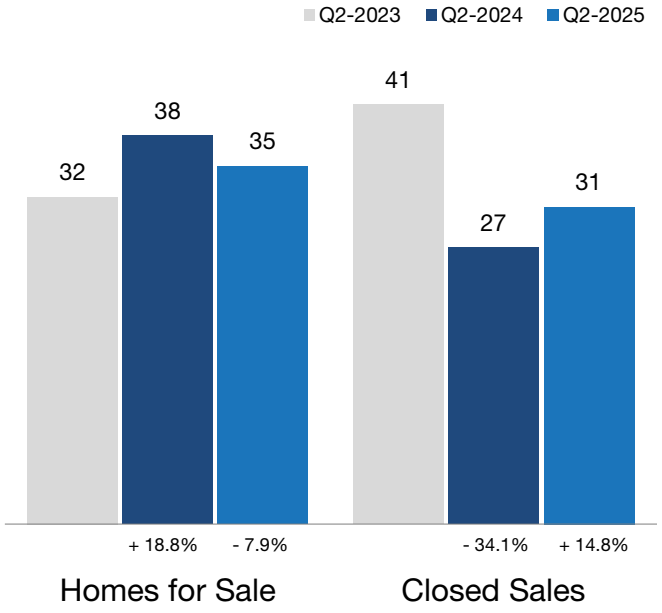
Marketwatch Report

Q2-2025

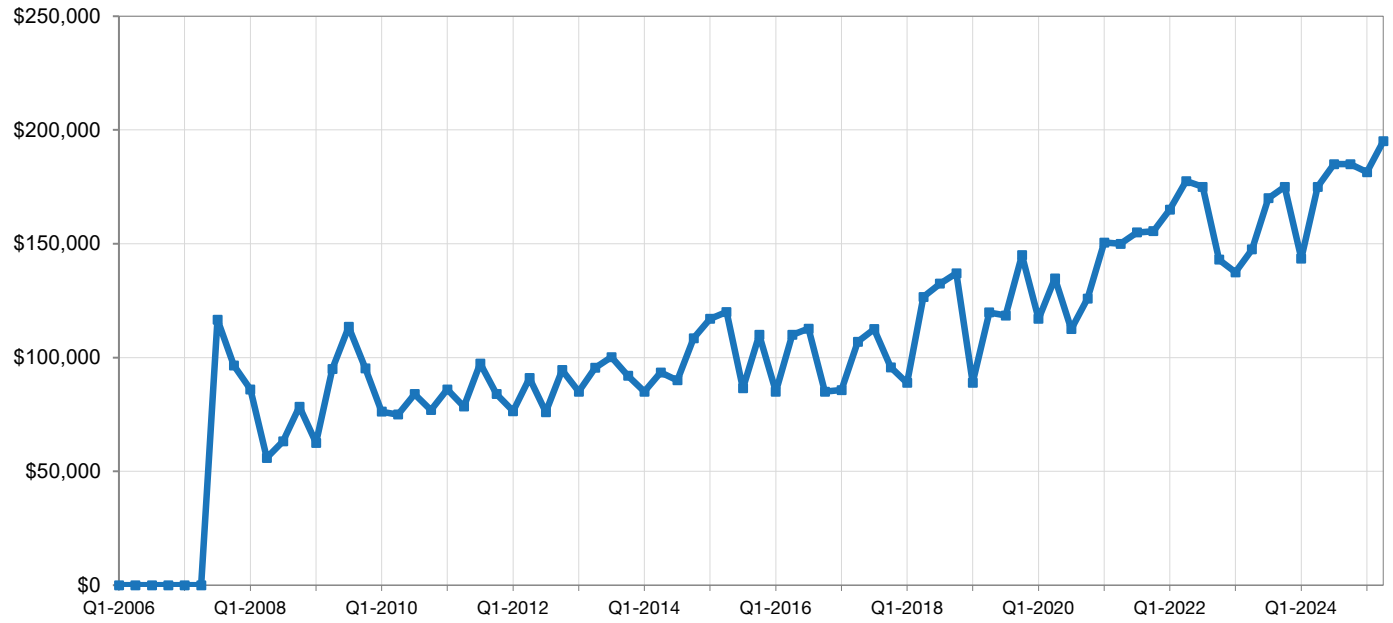
Wyandot County

Key Metrics	Q2-2025	1-Year Change
Median Sales Price	$195,000	+ 11.4%
Average Sales Price	$221,603	+ 32.5%
Pct. of Orig. Price Rec'd.	92.8%	- 0.3%
Homes for Sale	35	- 7.9%
Closed Sales	31	+ 14.8%
Months Supply	4.2	+ 5.9%
Days on Market	97	+ 5.4%

Market Activity



Historical Median Sales Price for Wyandot County



Wyandot County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change	Q2-2025	1-Year Change
43316	$192,500	+ 5.5%	92.4%	+ 1.9%	123	+ 16.7%	10	- 16.7%
43323	$30,000	- 85.0%	75.2%	- 13.4%	103	- 17.6%	1	0.0%
43326	$234,900	+ 144.7%	93.8%	- 8.0%	42	- 57.3%	3	0.0%
43332	$0	--	0.0%	--	0	--	0	--
43337	$0	--	0.0%	--	0	--	0	--
43351	$220,000	+ 39.7%	93.1%	- 1.8%	101	+ 33.4%	15	+ 36.4%
43359	$190,000	--	99.1%	--	45	--	2	--
44802	$175,166	--	84.7%	--	74	--	3	--
44844	$0	--	0.0%	--	0	--	0	--
44849	$0	--	0.0%	--	0	--	0	--
44882	$160,500	- 5.3%	97.9%	+ 7.4%	82	- 28.1%	4	0.0%
45843	$173,500	- 12.1%	94.9%	- 3.6%	62	+ 1.8%	4	- 50.0%
45867	$337,500	+ 0.6%	84.0%	- 17.1%	125	+ 148.8%	2	- 50.0%